



REPORT NO. CCDC-06-19

DATE ISSUED: July 5, 2006

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of July 11, 2006

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: FOURTH AMENDMENT TO THE AGREEMENT WITH
PROJECT DESIGN CONSULTANTS FOR CONSULTANT
SERVICES FOR THE COMMUNITY PLAN UPDATE - Centre City
Redevelopment Project

COUNCIL DISTRICT(S): Districts 2 and 8

REFERENCE: None

STAFF CONTACT: Alexandra Elias, Senior Planner
David Allsbrook, Manager of Contracting and Public Works

REQUESTED ACTION:

Redevelopment Agency approval of a Fourth Amendment to the Agreement with Project Design Consultants (PDC) to complete an Environmental Impact Report (EIR) to evaluate the impacts of the proposed updated Downtown Community Plan, in the amount of \$55,541. The maximum compensation will not exceed \$589,291.

STAFF RECOMMENDATION:

The Redevelopment Agency authorizes the Corporation to enter into the Fourth Amendment to the Agreement with PDC to complete an EIR to evaluate the impacts of the proposed updated Downtown Community Plan, in the amount of \$55,541. The maximum compensation will not exceed \$589,291.

SUMMARY:

PDC was selected in 2001 to provide environmental consulting services in support of the Community Plan update and a new Centre City Planned District Ordinance, a Tenth Amendment to the Redevelopment Plan and an EIR as required by the California Environmental Quality Act (CEQA).

Originally, the work program was laid out in phases that generally corresponded to fiscal years. The Community Plan Update, under the general guidance of a Steering Committee of 35 business and community leaders, was anticipated to take approximately 24 months over three fiscal years. In reality, the project duration was almost four years total, with the last two being focused on development of a Draft EIR, which was released for a 45-day public review period in July 2005. The Final EIR was certified by the City Council on February 28, 2006.

The reasons the project was delayed resulting in increased costs included: additional Steering Committee and Subcommittee meetings, a change in the project alternatives during the development of the proposed Plan, and a variety of additional meetings to discuss issues. The additional meetings resulted for different reasons: some were requested by the City Attorney's office and the Environmental Analysis Section of the Development Services Department to discuss certain issues in detail. Also, there were additional legislative meetings including CCAC, Corporation and Planning Commission. The additional funds are necessary to complete the Final EIR.

FISCAL CONSIDERATIONS:

Funds are available in the FY 2005-2006 Areawide Community Plan Update Budget.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On April 26, 2006, the Centre City Development Corporation Board unanimously voted 5-0 to approve staff's recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

None.

KEY STAKEHOLDERS AND PROJECTED IMPACTS (if applicable):

The consultant firms are owned and comprised of the following principals and primary owners:

ROLE/FIRM	CONTACT	OWNED BY
Project Design Consultants (PDC)	Bruce McIntyre	See Footnote ¹

BACKGROUND

The proposed contract amendment advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- Providing funds necessary to complete the required environmental review of the proposed plan and related documents.

¹ Steven Bliss, Richard Collato, Debbie Collins, Mike Converse, William R. Dick, Scott A. Hurst, Gary Hus, Jim Kilgore, Gordon Lutes, Bruce McIntyre, Richard L. Miller, Paul Nieto, Doreen Spry O'Riley, Douglas C. Paul, Scott Peters, Rex Plummer, Peg Reiter, John Ruggieri, Mike Schatz, Robert Schulze, Greg Shields, James E. Stebbins, Brian Stup, Javad Tanbakuchi, Curt Turner

The following provides a summary of the financial status of the Agreement:

Original As-Needed Agreement	July 2001	\$ 77,500
Original EIR Agreement	June 2002	176,250
Second Amendment (due to an error, there is not a First Amendment)	January 2004	90,000
Third Amendment	July 2005	190,000
Paid to Date		533,750
Remaining Balance		-0-
Proposed Fourth Amendment		\$ 55,541
Amount Available Subsequent to this Amendment		<u>\$ 55,541</u>

CONSULTANT CONTACT INFORMATION:

Firm Name: Project Design Consultants (PDC)		
PRINCIPALS AND PRIMARY STAFF ASSIGNED TO CONTRACT	TITLE	PRIMARY CONTACTS
Bruce McIntyre	Vice President	Bruce McIntyre

EQUAL OPPORTUNITY:

The subconsulting firms for PDC are comprised of the following:

Firm Name: Project Design Consultants		
SUBCONSULTING FIRMS	PRINCIPALS	FIRM CERTIFICATION
Wilson & Company	Mark Peterson	OBE
Orion Environmental	Hans Giroux	MBE
McAteer & McAteer	Theresa McAteer	OBE

Project Design Consultants

PDC submitted a Work Force Report on May 18, 2005, which indicates a total of 171 employees in their San Diego office, of which 53 are females and 43 are members of under-represented ethnic groups.

(2) African-American Females

(15) Hispanic Males

(7) Hispanic Females

(4) Asian Males

(3) Asian Females

(1) American Indian Female

(8) Filipinos

(3) Filipinas

Per City of San Diego EOC staff, an EO Plan was received and approved on May 19, 2005. While the firm's work force shows under-representation, there has been significant improvement since the initial review.

CONCLUSION

There is no conflict of interest known to me regarding any Agency or Corporation officer or employee regarding this Agreement.

Respectfully submitted,

Concurred by:

Alexandra Elias
Senior Planner

Nancy C. Graham
President

David N. Allsbrook
Manager – Contracting & Public Works